

Description 0.938 acre parcel

Situated in the Village of Millersburg, and being a part of the southwest quarter of Section 11, Hardy Township, T-9 N, R-7 W, Holmes County, Ohio, also known as a part of the lands conveyed to Steven L. McCrossin and Jennifer McCrossin in Official Record vol. 287 page 6752, PN 0700528000.

Described as follows:

Commencing at a 5/8 inch rebar found marking the southeast corner of Lot 824 of Lakeview Allotment (P.V. 2 page 38), thence S 14 degrees 43' 02" W 816.68 feet partly along Reuben Schlabach and Sara Etta Schlabach's (O.R. vol. 273 page 3815) west line and partly along the west line of Spring Mtn. Holdings, LLC's (O.R. 275 page 474) to a 5/8 inch rebar found on Family Properties, Ltd.'s (O.R. 187 page 371) north line, thence N 73 degrees 45' 03" W 125.04 feet along said Family Properties, Ltd.'s north line to a R.R. spike found, thence N 73 degrees 43' 46" W 372.15 feet partly along The Village of Millersburg (O.R. vol. 14 page 501) and Kombian Gbaruk and Benedicta Gbaruk's (O.R. 282 page 5678) north line and along East Jackson Street Ext. to a point, thence S 89 degrees 16' 11" W 179.80 feet along said Gbaruk and PF Simple Pleasures, LLC's (O.R. 273 page 6831) north line and along East Jackson St. Ext. to a R.R. spike set the TRUE POINT OF BEGINNING.

thence with the following FOUR (4) COURSES:


- 1) S 00 degrees 58' 57" W 286.07 feet along said PF Simple Pleasures, LLC's west line to a 5/8 inch rebar found on J. Robert Morrison, Trustee and Lucy V. Morrison, Trustee's (O.R. vol. 186 page 2461) north line, witnessed by a 5/8 inch rebar found N 00 degrees 58' 57" E 156.47 feet;
- 2) N 89 degrees 01' 03" W 144.49 feet along said Morrison's north line to an iron pin set on the east line of Briar Lane, witnessed by an iron pin set N 01 degrees 13' 46" E 157.72 feet;
- 3) N 01 degree 13' 46" E 281.79 feet partly along the east line of Briar Lane to an iron pin set on Jill E. Smith, Janelle Smith and Jenette Smith's (O.R. 193 page 782) south line;
- 4) N 89 degrees 16' 11" E 143.34 feet along said Smith and Lowe Investment Properties, LLC's (O.R. 249 page 929) south line to the TRUE POINT OF BEGINNING.

This parcel contains 0.938 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker Surveying, LLC".

Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83,
2011 Adjustment.

See Holmes County Plat Book 19, page 5622 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
August 14, 2025


Donald C. Baker P.S. 6938



Parcel Number: 0700528003

FILE DESCRIPTION

Holmes County Map Office
8/21/2025